

NOTES:

1. TAX MAP 101-3-07-0043
2. PROPERTY SHOWN HEREON IS ZONED:
R-2 (RESIDENTIAL 2 DU/AC)
3. MINIMUM YARD REQUIREMENTS IN ZONE R-2
FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 25'

4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS PER INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515525 0136 D EFFECTIVE DATE, MARCH 5, 1990.
6. THE RECORD PLAT DOES NOT SHOW ANY UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE EFFECTING THIS PROPERTY.
7. PURPOSE OF THIS VARIANCE PLAT IS TO BUILD A HOUSE WITHIN THE BOUNDARIES OF THIS LOT BY ADJUSTING THE MINIMUM SIDE YARD BUILDING RESTRICTION LINES FROM 15 FEET TO 7.5 FEET.

PROPOSED TWO STORY HOUSE: 34.0'

GRAPHIC SCALE 1"=25'



0 25 50

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD
OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND
DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: GRANAHAH, TR.

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

SCARTZ SURVEYS

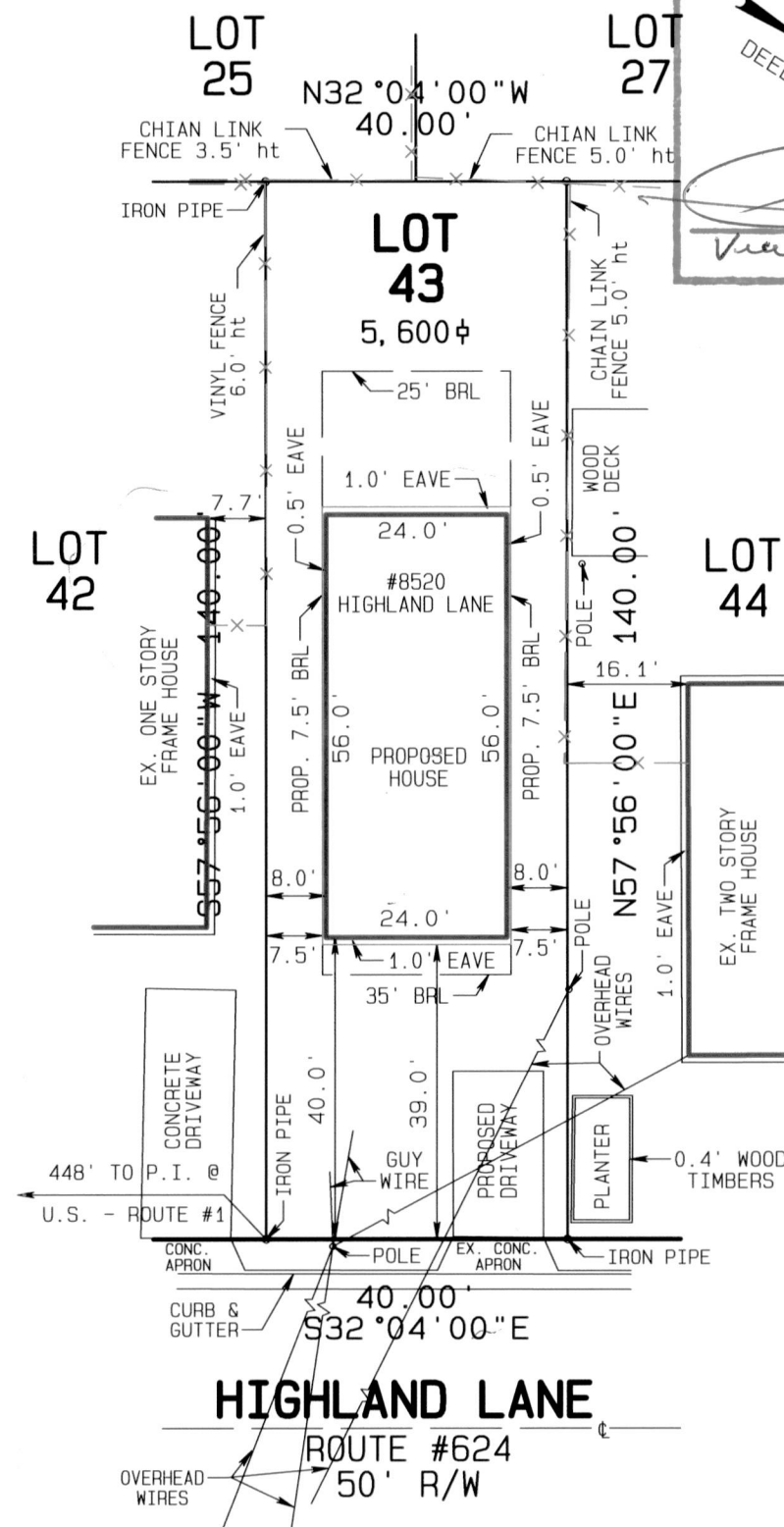
LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIIDGE, VIRGINIA

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CERTIFIED LAND SURVEYOR

20072884 VP

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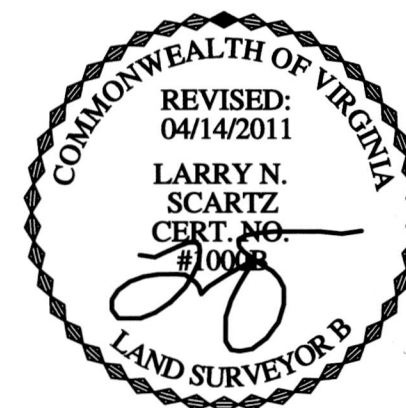


DEED OF RECORD

Approved

W. J. Harwick
Vice-Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
APR 15 2011
Zoning Evaluation Division



VARIANCE PLAT
LOT 43
ENGLESIDE

MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=25'

DATE: DECEMBER 6, 2007